

October 21, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0109

Piney Branch Dev Co

Bermuda Magisterial District
Ecoff Elementary, Carver Middle and Bird High School Districts
South line of Carver Heights Drive

- REQUESTS: I. Rezoning from Agricultural (A) with Conditional Use Planned Development to Residential (R-12).
- II. Relief to street access requirements.

PROPOSED LAND USE:

A single family residential subdivision with a maximum of twenty (20) lots is planned, yielding a density of approximately 2.5 dwelling units per acre.

RECOMMENDATION

- I. Recommend approval of the rezoning for the following reasons:
- A. The proposed zoning and land use complies with the Central Area Land Use Plan which suggests the property is appropriate for residential development of 1.0 to 2.5 units per acre.
- B. The proffered conditions adequately address the impact of this development on necessary capital facilities, as outlined in the Zoning Ordinance and the Comprehensive Plan. Specifically, the need for schools, parks, libraries, fire stations and transportation facilities is identified in the County's adopted Public Facilities Plan, the Capital Improvement Program and the Thoroughfare Plan and the impact of this development is discussed herein. The proffered conditions adequately

mitigate the impact on capital facilities and thereby ensure that adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

- II. Recommend denial of the request for relief to street access requirements for more than fifty (50) lots for the following reasons:
- A. The request fails to meet the criteria established in the Subdivision Ordinance for the granting of such exception.
 - B. Without the provision of a second access, the accessibility to and from the development in an emergency situation, should access be blocked, will be restricted thereby adversely affecting the health, safety and welfare of citizens in the development.

- (NOTES:
- A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.
 - B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THESE PROFFERS.)

PROFFERED CONDITIONS

- 1. The public water and wastewater system shall be used. (U)
- 2. The applicant, subdivider, or assignee(s) shall pay the following to the county of Chesterfield prior to the issuance of building permit for infrastructure improvements within the service district for the property:
 - A. \$9,000.00 per dwelling unit, if paid prior to July 1, 2003; or
 - B. The amount approved by the Board of Supervisors not to exceed \$9,000.00 per dwelling unit adjusted upward by any increase in the Marshall and Swift building cost index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2003.

- C. In the event the cash payment is not used for which proffered within fifteen (15) years of receipt, the cash shall be returned in full to the payor. (B&M)
3. If an exception is granted to the street access requirement, no more than ten (10) additional lots for a cumulative total of fifty two (52) lots shall be served by one street access. (P)
4. The maximum density of this development shall not exceed twenty (20) lots. (P)
5. Direct access from the property to Carver Heights Drive shall be limited to one (1) public road. The exact location of this access shall be approved by the Transportation Department. (T)
6. In conjunction with recordation of the initial subdivision plat, forty five (45) feet of right-of-way along the southern line of Carver Heights Drive, measured from the centerline of that part of Carver Heights Drive immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

GENERAL INFORMATION

Location:

South line of Carver Heights Drive, west of Branders Bridge Road. Tax ID 781-650-Part of 8726 (Sheet 26).

Existing Zoning:

A with Conditional Use Planned Development

Size:

8.2 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - A; Public/semi-public (school)
South - R-12; Vacant (pending subdivision plat recordation as Chester Grove, Section 1)
East - A and C-2; Single family residential or vacant
West - A and C-3; Vacant

UTILITIES

Public Water System:

There is an existing eight (8) inch water line extending along the north side of Carver Heights Drive, adjacent to this site. Use of the public water system is intended and has been proffered. (Proffered Condition 1)

Public Wastewater System:

There is an existing eight (8) inch water line extending along the north side of Carver Heights Drive, adjacent to this site. Use of the public water system is intended and has been proffered. (Proffered Condition 1)

ENVIRONMENTAL

Drainage and Erosion:

The property drains southwest and then via tributaries to Swift Creek. The general area is relatively flat and wetlands may exist. There are currently no known on- or off-site drainage or erosion problems with none anticipated with development.

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that emergency services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on twenty (20) dwelling units, this request will generate approximately six (6) calls for fire and emergency medical services each year. The applicant has addressed the impact on fire service. (Proffered Condition 2)

The Chester Fire Station, Company Number 1, and the Bensley-Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service.

The applicant has requested an exception to secondary access requirements for ten (10) additional lots, which will bring the total number of lots served by a single access to fifty-two (52) (Proffered Condition 3). The applicant indicates that the proffered limitation of one (1) access to Carver Heights Drive (Proffered

Condition 5) combined with the location of jurisdictional wetlands, precludes compliance with Ordinance requirements for the provision of a second access for more than fifty (50) lots (reference attached preliminary tentative plan depicting nine (9) of the proposed ten (10) lots). The adjacent property to the south, which is to be served by the same access road as the subject ten (10) lots, is pending recordation as Chester Grove Subdivision, Section A. Within this forty-two (42) lot development, a stub road is proposed to a vacant parcel to the east (reference attached Chester Grove Compiled Plan). This stub road will eventually provide for a second means of access to the subject property from Branders Bridge Road with development of the adjacent property to the east. Therefore, a practical means exists for the provision of a second access to the property. As such, the Fire Department does not support relief to street access requirements.

Schools:

Approximately eleven (11) students will be generated by this development. This site lies in Ecoff Elementary School attendance zone: capacity - 759, enrollment - 814, Carver Middle School zone: capacity - 1,222, enrollment - 1,447 and Bird High School: capacity - 1,674, enrollment - 1,865.

This request will have an impact on all schools involved. Currently, there are four (4) trailers at Ecoff Elementary, four (4) trailers at Carver Middle and five (5) trailers at Bird High. The applicant has agreed to participate in the cost of providing for area school needs. (Proffered Condition 2)

Libraries:

Consistent with Board of Supervisors' policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identified a need for additional library space throughout the County. Even if the facility improvements that have been made since the Plan was published are taken into account, there is still an unmet need for additional library space throughout the County.

Development of this property could affect either the Chester or the Central Library. The Plan identifies a need for additional library space in this area of the County. The applicant has offered measures to assist in addressing the impact of this development on library facilities. (Proffered Condition 2)

Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for

neighborhood parks and special purpose parks and makes suggestions for their locations.

The applicant has offered measures to assist in addressing the impact of this proposed development on parks and recreation facilities. (Proffered Condition 2)

Transportation:

The property, approximately eight (8) acres, is currently zoned Agricultural (A) with a Conditional Use Planned Development and is located just west of the Branders Bridge Road/Carver Heights Drive intersection. The applicant is requesting rezoning from Agricultural (A) to Residential (R-12). The applicant has proffered a maximum density of twenty (20) lots (Proffered Condition 6). Based on single family trip rates, development could generate approximately 250 average daily trips. These vehicles will be distributed along Carver Heights Drive to Branders Bridge Road, which had a 2003 traffic count of 7,400 vehicles per day.

The Thoroughfare Plan identifies Carver Heights Drive as a major arterial with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way measured from the centerline of Carver Heights Drive in accordance with that Plan. (Proffered Condition 4)

Access to major arterials, such as Carver Heights Drive, should be controlled. The applicant has proffered to limit direct access to Carver Heights Drive to one (1) public road. (Proffered Condition 3)

Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. Branders Bridge Road will be directly impacted by development of this property. Sections of Branders Bridge Road are twenty-four (24) feet wide with two (2) foot shoulders. Based on the current volume of traffic during peak hours, Branders Bridge Road is functioning at acceptable levels (Level of Service D). The standard typical section for this type of roadway should be twenty-four (24) feet wide with eight (8) foot shoulders. Included in the Virginia Department of Transportation's Six-Year Improvement Program are funds to provide adequate shoulders on Branders Bridge Road from Carver Heights Drive to Bradley Bridge Road. The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' Policy, towards mitigating the traffic impact of this development. (Proffered Condition 2)

At time of tentative subdivision review, specific recommendations will be provided regarding stub road rights of way to adjacent properties and the proposed internal street network.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	20*	1.00
Population Increase	54.40	2.72
Number of New Students		
Elementary	4.80	0.24
Middle	2.60	0.13
High	3.40	0.17
TOTAL	10.80	0.54
Net Cost for Schools	96,940	4,847
Net Cost for Parks	13,860	693
Net Cost for Libraries	7,500	375
Net Cost for Fire Stations	8,020	401
Average Net Cost for Roads	82,180	4,109
TOTAL NET COST	208,500	10,425

*Based on a proffered maximum of twenty (20) lots (Proffered Condition 4). Actual number of units and corresponding impact may vary.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit. The applicant has been advised that a maximum proffer of \$9,000 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' policy, and proffered accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 2)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Land Use Plan which suggests that the property is appropriate for residential use of 1.0 to 2.5 units per acre.

Area Development Trends:

Property to the north is zoned Agricultural (A) and is occupied by Carver Middle School. Property to the south is zoned Residential (R-12) and is pending recordation as Chester Grove Subdivision, Section 1, consisting of forty-two (42) lots. Properties to the east are zoned Agricultural (A) and Neighborhood Business (C-2) and are occupied by dwellings or are currently vacant. Properties to the west are zoned Agricultural (A) and Community Business (C-3) and are currently vacant. Residential development at densities consistent with the Plan is expected to continue in this area.

Zoning History:

On June 26, 1985, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved rezoning from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development on 18.3 acres plus a Conditional Use Planned Development on an adjacent 8.0 acre Agricultural (A) tract to permit use exceptions. Within the Agricultural (A) portion of this request, uses permitted included those uses permitted within the Office Business (O) District, as well as several uses currently permitted in the Convenience Business (C-1) and Neighborhood Business (C-2) Districts and mini-warehouses (Case 85S057). The property represented by the current request was included within the Agricultural (A) portion of this 1985 case.

Density:

The applicant has proffered a maximum of twenty (20) lots on 8.2 acres, yielding a maximum density of approximately 2.5 dwelling units per acre, consistent with the recommendations of the Central Area Plan which suggests 1.0 to 2.5 units per acre. (Proffered Condition 3)

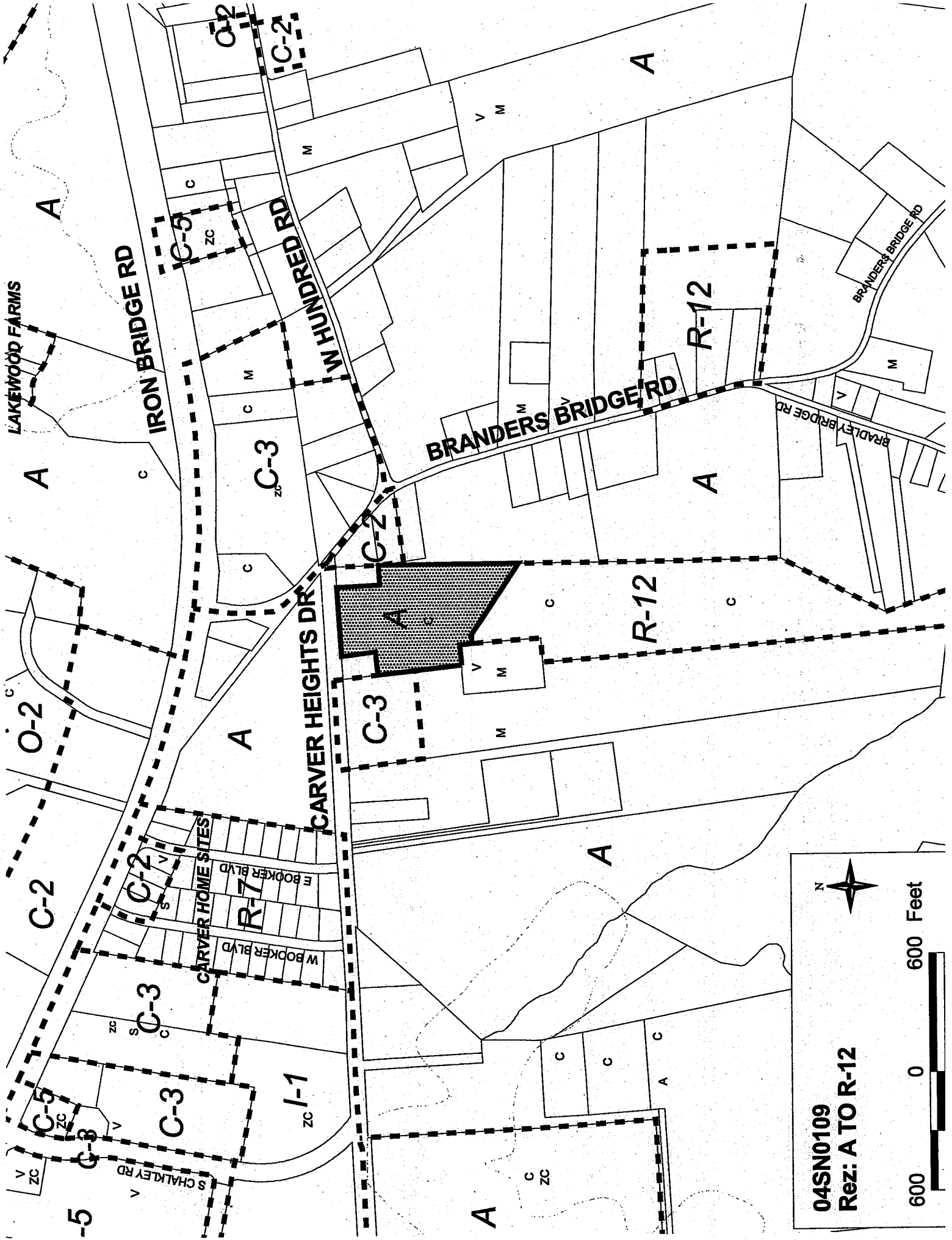
CONCLUSIONS

The proposed zoning and land use complies with the Central Area Land Use Plan which suggests the property is appropriate for residential development of 1.0 to 2.5 units per acre.

The proffered conditions adequately address the impact of this development on necessary capital facilities, as outlined in the Zoning Ordinance and the Comprehensive Plan. Specifically, the need for schools, parks, libraries, fire stations and transportation facilities is identified in the County's adopted Public Facilities Plan, the Capital Improvement Program and the Thoroughfare Plan and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities and thereby ensure that adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

The requested relief to street access requirements for more than fifty (50) lots fails to meet the criteria established in the Subdivision Ordinance for the granting of such exception. Specifically, staff finds no existing severe topographic, physical or extenuating circumstances within the project boundaries that would not permit a practical means for a secondary access. The provision of a stub road within the adjacent pending development to the south (Chester Grove Subdivision, Section A) will eventually provide a second means of access to the subject property from Branders Bridge Road as development occurs to the east. Importantly, without the provision of a second access, the accessibility to and from the development in an emergency situation, should access be blocked, will be restricted thereby adversely affecting the health, safety and welfare of citizens in the development.

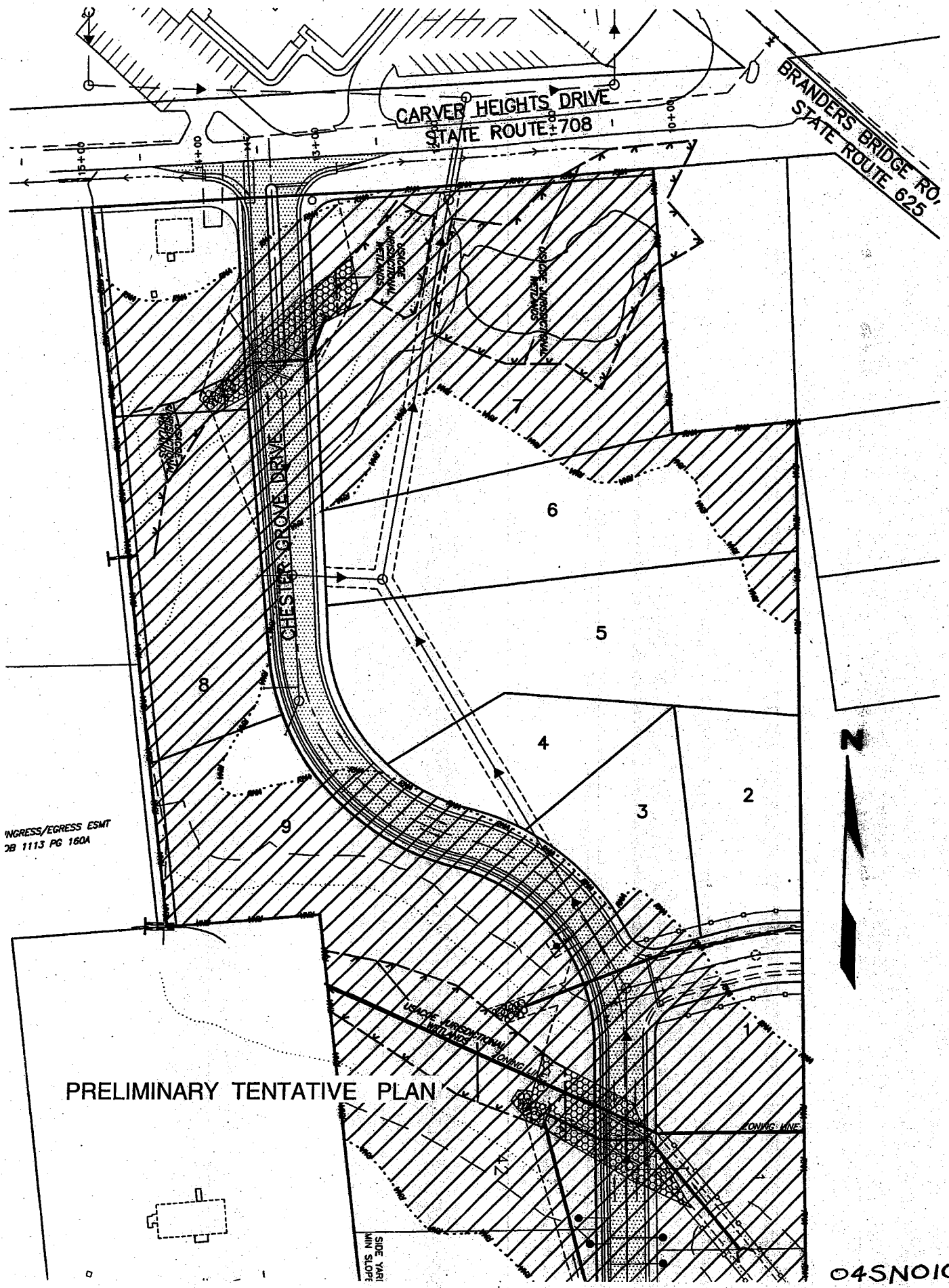
Given these considerations, approval of Request I (rezoning) and denial of Request II (relief to street access requirements) is recommended.



04SN0109
Rez: A TO R-12



600 0 600 Feet



INGRESS/EGRESS ESMT
DB 1113 PG 160A

PRELIMINARY TENTATIVE PLAN

SIDE VARI
MIN SLOPE

04SNO109-1

CARVER HEIGHTS DR

CHESTER GROVE
COMPILED PLAN

SUBJECT PROPERTY

N

CHESTER GROVE CT

CHESTER GROVE DRIVE

PINEY RIDGE CT

STUB ROAD

CHESTER GROVE, SECTION A
(UNRECORDED)

045N0109-2

